



GRASSROOTS
REALTY GROUP

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112 Everridge Common SW
Calgary, Alberta

MLS # A2285230



\$499,900

Division:	Evergreen		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,301 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Landscaped		

Heating:	High Efficiency, Forced Air, See Remarks	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 456
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows, Wired for Sound		

Inclusions: book shelves in basement , and shelving in office

Beautifully maintained end-unit townhome in an exceptional location! This fully developed two story offers approx.. 1300 sq. ft with an additional 568 sq. ft. in developed basement. Upper-level features two bedrooms, two full baths, and a generous open loft area, for your office or bonus room. The bright main floor features a large living room, spacious dining area, and open kitchen with an island for two. A convenient half bath completes this level. The fully developed basement includes a large family room, a 3rd bedroom, full bathroom, laundry and storage. Recent upgrades include a new two-stage Trane furnace in October 2025, including duct and vent cleaning, and new smoke and CO detectors. New 40gallon Bradford White hot water tank installed in 2022. Additional features: water softener, built in vacuum system with attachments, and speakers wired throughout the home. Enjoy the private fenced backyard with brick patio area. Lawn, fence, and tree maintenance included by condo. Backing onto alley way is an insulated , double detached garage complete with furnace. This home is close to shopping, schools, parks, walking paths, Fish Creek Park, and easy access to Stoney Trail. Move in ready and ideally located!!!